



VENTURE CAPITAL PROPERTIES

Real Estate Investment Advisory Group

CORPORATE SERVICES BROCHURE

www.vcpre.com



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COMPANY OVERVIEW

Venture Capital Properties is a real estate investment advisory firm, combining expertise in sales of investment properties, management, leasing, title, and debt & equity based in New York City. Our firm has completed many successful transactions and manages a diverse portfolio in the New York metro area and Long Island. Venture Capital Properties specializes in retail, office, development, residential, industrial, and hotel properties.

The experienced professionals on our staff have been involved in acquisitions, dispositions, and management. They have hands-on experience, are highly trained, proud of their knowledge of real estate, and supported by an outstanding team of directors. All of the above combine to ensure that each assignment is addressed with the full support of our firm and completed to the total satisfaction of each client.



SERVICES

INVESTMENT SALES ADVISORY

COMMERCIAL FINANCE

MANAGEMENT

COMMERCIAL LEASING





INVESTMENT SALES

Having completed many diverse transactions, we have many different types of property listings sure to suit any investor's specific criteria. We believe that investors, whether buyers or sellers, deserve individual attention. As a result of our specialized techniques, we are proficient at networking buyers to sellers with superior sales tactics and are proud of our smoothly closed transactions. We have a high standard in recruiting sales associates, as well as an excellent training program. We take great pride in the integrity of our team and its knowledge of the industry. We believe that every sales associate is an adviser to his or her clients, and we strive to achieve an above-standard reputation.

Investors have come to Venture Capital Properties for its large investment sales directory and outstanding sales ability. Our dedicated staff will help to find exactly the right property the buyer is looking for. If you are considering purchasing or selling investment properties, don't hesitate to contact us in order to review our available properties for sale and/or for our assistance in dispositions of your properties.

"At Venture Capital Properties we recognize the value of relationships, and have a great amount of respect for our clients. We look to build long term relationships with trust and loyalty. We understand the sensitivity of confidential material, and work to the full satisfaction and awareness of our clients."

COMMERCIAL FINANCE

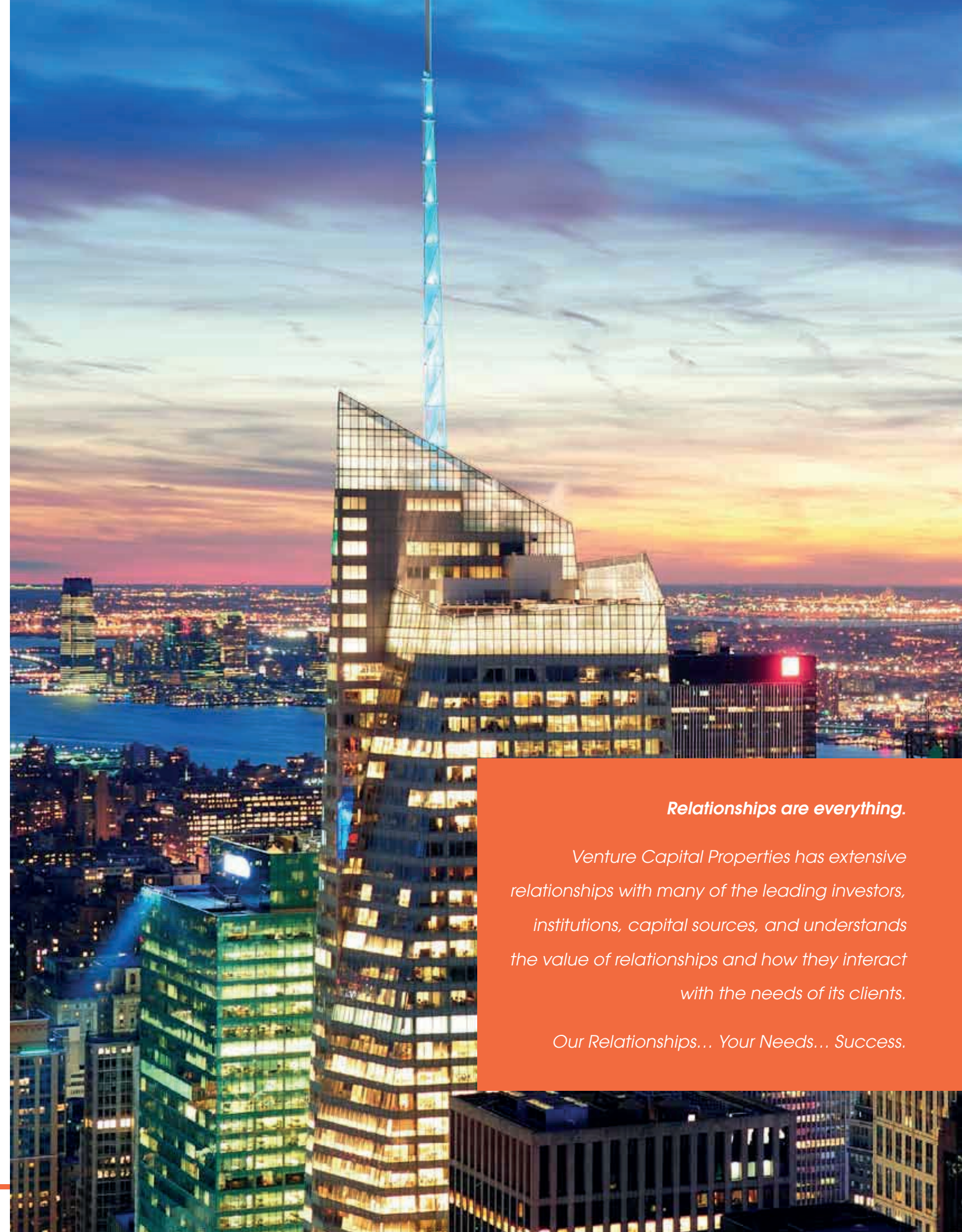
Venture Capital Properties Commercial Finance provides a broad range of debt finance instruments specifically designed to meet our clients' needs. We are able to provide our clients with a broad array of creative financing solutions, including bridge/interim, mezzanine/preferred equity, structured, construction loans, as well as a diverse offering of permanent finance products.

At Venture Capital Properties, we offer our clients highly responsive service and competitive sourced capital, thereby removing the uncertainty from the financing process. Customized financing plans are created that enable transactions to close quickly and efficiently. We arrange commercial mortgage loans ranging from \$1,000,000 to \$600,000,000, secured by the full range of property types, including multi-family, office, retail, industrial, hotel, co-op, and special use.

Relationships are everything.

Venture Capital Properties has extensive relationships with many of the leading investors, institutions, capital sources, and understands the value of relationships and how they interact with the needs of its clients.

Our Relationships... Your Needs... Success.





COMMERCIAL LEASING

Owner Representation

Here at Venture Capital Properties we are always looking to maximize and raise property values. Our program for representing owners with respect to their space for lease is very unique and effective. Our vast experience in management combined with our marketing tactics lets us identify the best use for each space and find the right tenants for each location.

Tenant Representation

Venture Capital Properties offers its services to tenants looking to expand or open locations in the Metro New York and Long Island markets. During this process we will assist tenants with site selection, market evaluation, site analysis, and lease negotiation. Due to Venture Capital Properties role as property managers and active sales brokers, we are able to identify current and upcoming vacancies.

Venture Capital Properties uses all available resources to assist both property owners and tenants to reach their financial goals. Utilizing this approach allows us to constantly perform well above of clients' expectations.

RECENT TRANSACTIONS

Venture Capital Properties has been involved in many diverse transactions and offered many of its services through these transactions. Our services include: Investment sales, management, leasing, debt & equity, or title. The following is a select list of our notable transactions which we have handled for our clients in the recent years.

"We are proud to have offered our services to the full satisfaction of our clients and we strive to exceed their expectations."



MULBERRY STREET

NEW YORK, NEW YORK

Address

128 Mulberry Street
New York, New York

Sale Price

\$6,500,000

Building Size

5,490 SF

Building Use

Mixed Use

Seller

Private Investor

Buyer

Private Investor



This brand new mixed-use building features three full-floor luxury apartments, and duplex penthouse, and a duplex restaurant space leased to an Italian restaurant. The restaurant tenant has strong sales and attractive lease terms in place, making the building a desirable income-producing asset.

BROADWAY

NEW YORK, NEW YORK

Address

1205-1225 Broadway
New York, NY

Sale Price

\$90,000,000

Building Size

275,000 Buildable SF

Building Use

Mixed Use

Seller

Private Investor

Buyer

Lam Group



This mixed-use assemblage located on two lots makes up nearly an entire block front and corner along Broadway just North of Madison Square Park. The purchaser benefits from a wide variety of retail and office tenants.

GREENWICH STREET

NEW YORK, NEW YORK

Address

505 Greenwich Street
New York, New York

Sale Price

\$3,500,000

Building Size

2,500 SF

Building Use

Retail Condominium

Seller

Premier Equities

Buyer

Private Investor



This 2,500 square foot retail condominium is located on the ground floor of a new residential building in the Hudson Square neighborhood of Manhattan. The space has 85 feet of frontage and offered the opportunity to lease the space to a prime retail tenant.

DUKE SEMANS MANSION

NEW YORK, NEW YORK

Address

1009 Fifth Avenue
New York, New York

Sale Price

\$44,000,000

Building Size

19,575 SF

Building Use

Historical Residence

Seller

Sapir Organization

Buyer

International Investor



The Historic Duke Semans Mansion is one of the largest single-family residences in Manhattan. The building sits directly across from the Metropolitan Museum of Art along Fifth Avenue. The sale of the property created the opportunity for the purchaser to reposition the asset while retaining its landmarked historical qualities.

WEST 40TH STREET

NEW YORK, NEW YORK

Address

104 West 40th Street
New York, New York

Sale Price

\$103,000,000

Building Size

211,837 SF

Building Use

Office

Seller

Savanna Fund

Buyer

Princeton International Properties



This Class A office tower is a landmark building in the Midtown Manhattan office district with a glass façade and stunning views of Bryant Park.

BEEKMAN STREET

NEW YORK, NEW YORK

Address

5 Beekman Street
New York, New York

Sale Price

\$64,000,000

Building Size

164,267 SF

Building Use

Commercial

Seller

Chetrit & Bonjour Capital

Buyer

The Chetrit Group & Bonjour Capital



This abandoned property was sold as an opportunity to develop the building into a hotel that will revive the property's historic architecture. The building boasts a full glass-ceiling atrium and balconies on each floor with beautifully detailed original cast iron railings.

PARK AVENUE SOUTH NEW YORK, NEW YORK

Address

315 Park Avenue South
New York, New York

Sales Price

\$265,000,000

Building Size

329,402 SF

Building Use

Office

Seller

Mizrahi Group

Buyer

BCN Development



315 Park Avenue South is an 20-story office building containing 329,402 rentable square feet. The building occupies the South East corner of Park Avenue South and 24th Street near the Flatiron/Gramercy Park district of Manhattan. Subject property is in the heart of one of the world's most dynamic financial and cultural centers. The property is within easy reach of Wall Street, Midtown, and the global headquarters of major companies, firms, and organizations.

JAMAICA AVENUE QUEENS, NEW YORK

Address

161-10 Jamaica Avenue
Queens, New York

Sales Price

\$8,026,000

Building Size

58,326 SF

Building Use

Mixed-use

Seller

Brookfield Properties

Buyer

David Yonathan, LLC



The investment property is a six-story commercial 58,326 square foot commercial building located in busy Jamaica Center. The building consists of a Chase retail bank; it also includes three passenger elevators and one freight elevator, which are manually operated. The site also has a two-story annex, as well as an underground parking garage for ten cars, currently occupied by Chase bank. The property has approximately 83,530 square feet of air rights for commercial or residential uses, which could be utilized, on top of the two-story annex.

OLD COUNTRY ROAD RIVERHEAD, NEW YORK

Address

1099 Old Country Road
Riverhead, New York

Sales Price

\$20,260,000

Building Size

107,920 SF

Building Use

Retail

Seller

Private Investor

Buyer

Private Investor



This retail investment property features long term tenants and an 100% occupancy rate. Along with parking for 557 cars, this shopping center included such tenants as Staples, Harrows, Subway, Riverhead Furniture Outlet, West Marine, Petlands, Bethpage Credit Union, Carpet One, and Medford Leasing Corporation.

AIRPORT ROAD DUDLEY, MASSACHUSETTS

Address

Dudley Plaza, Airport Road
Dudley, Massachusetts

Sales Price

\$4,600,000

Building Size

100,000 SF

Building Use

Retail

Seller

Katz Properties

Buyer

Private Investor



This 100,000 SF community strip center is located on Route 197 on the Connecticut border in Southern Worcester County. Major Ten-ants include Park 'N Shop, Family Dollar Stores, Grossman's Bargain Outlet, Big Lots!, national credit tenants, and many more.

SUNRISE HIGHWAY LYNBROOK, NEW YORK

Address

777 Sunrise Highway
Lynbrook, New York

Sales Price

\$5,750,000

Building Size

23,601 SF

Building Use

Office

Seller

Private Investor

Buyer

Private Investor



This three-story 100% leased investment property represents one of many Class A office buildings that Venture Capital Properties has brokered. With 23,601 gross leasable square feet of office building, this investment opportunity proved to be quite successful for the buyer. The property also includes a two-story over on grade parking deck, and features construction of steel, masonry and tinted glass.

Address

1133 Boston Road
Bronx, New York

Sales Price

\$4,500,000

Building Size

39,655 SF

Building Use

Residential and Retail

Seller

David Green

Buyer

David Sedgh

BOSTON ROAD BRONX, NEW YORK



This beautiful five-story investment property features 50 apartments with a total of 160 rooms and four retail shops on the ground floor. With over 39,655 square feet of rentable space, this investment proved to be quite profitable for Mr. Sedgh. When the property was available, it had an excellent assumable mortgage for \$2,450,000 at a rate of 4.3%.

BROAD STREET

NEW YORK, NEW YORK

Address

45 Broad Street
New York, New York

Sales Price

\$33,500,000

Building Size

70,000 SF + 55,459 BSF

Building Use

Vacant/Redevelopment

Seller

Broad Street Rising, LLC

Buyer

Swig Equities



45 Broad Street is a 70,000 SF eight-story office building with full basement and 55,459 SF of air rights in the heart of financial district built in 1921. The property is currently vacant which serves a tremendous opportunity for an Investor to pursue numerous opportunities. Every floor is gutted and is ready for redevelopment. The subject property is the former Wells Fargo building and is diagonally located across from the New York Stock Exchange.

COMMUNITY DRIVE

GREAT NECK, NEW YORK

Address

175 Community Drive
Great Neck, New York

Sales Price

\$17,200,000

Building Size

90,941 SF

Building Use

Office

Seller

Mark Karasick

Buyer

Private Investor



Two-story office building with 90,941 sq ft. 100% leased to tenants, North Shore Hospital and a school. The school will vacate in August 2006. North Shore Hospital is the largest hospital in the area, which employs over 30,000 people, has expressed strong interest in taking over the entire building. The hospital lease extends until the end of 2012. The building overlooks Great Neck's most prestigious country club and more specifically the 18th hole of its world-class golf course.

COUNTRY ROAD MANORVILLE, NEW YORK

Address

460 Country Road
Manorville, New York

Sales Price

\$23,000,000

Building Size

80,000 SF

Building Use

Retail

Seller

Gary Schneider

Buyer

Private Investor



In addition to the King Kullen supermarket (which also features a full-service pharmacy), the stores include a branch of the Suffolk County National Bank, Towne Square Dry Cleaners, Gymboree, H&R Block, Towne Cellars Liquors, Megatom Pools, Dance Center, Sleepy's, Cards & Gifts, Giovanni Salon & Day Spa, Hough and Guidice Realty, HotSpot Pet Supplies, Kempo Martial Arts, Game Cen-tral, Manorville Wireless, East Garden Chinese Restaurant, Prima Stella Italian Restaurant, and Bagel Deli.

SUNRISE HIGHWAY LYNBROOK, NEW YORK

Address

381 Sunrise Highway
Lynbrook, New York

Sales Price

\$8,100,000

Building Size

65,000 SF

Building Use

Office and Retail

Seller

Greg Paston

Buyer

Namdar Realty Group



This six-story elevator investment office and retail building is located in the center of Lynbrook shopping district. The prime location of this mixed-use building allows for office, medical, and professional tenants. This asset is also within walking distance to the Lynbrook Train Station along with being strategically located on a highly trafficked thoroughfare.

BROADWAY

NEW YORK, NEW YORK

Address

180 Broadway
New York, New York

Sales Price

\$13,600,000

Building Size

27,000 SF + 16,655 BSF

Building Use

Office and Retail

Seller

Globe Institute of Technology

Buyer

SL Green Realty, Jeff Sutton,
Tri State Equities



180 Broadway is a prime 12-story elevator office building located in Downtown, Manhattan. This investment property features one retail storefront occupying the ground and second floor. When the property was on the market, the majority of leases were M/M or upcoming and all but one of the leases had demolishing cause making this property an excellent choice for conversion or redevelopment.

SECOND AVENUE

NEW YORK, NEW YORK

Address

1592-94 Second Avenue
New York, New York

Sales Price

\$14,000,000

Building Size

85,089 SF

Building Use

Mixed-Use

Seller

Private Investor

Buyer

Private Investor



This contiguous corner three-building package with four stores and 28 apartments on a prime Lower East Side corner. This property enjoys convenient access to old-world shops, funky, new boutiques and galleries that showcase the best of New York's avant-garde fashion scene. With many bargain stores, edgy new nightspots, ethnic restaurants and music venues, this neighborhood is truly for everyone. With the growth of the neighborhood, it is no surprise that prices have increased and more trendy shops and restaurants have emerged.

417 FIFTH AVENUE NEW YORK, NY

Address

417 Fifth Avenue
New York, NY

Sales Price

\$140,000,000

Building Size

411,537 SF

Building Use

Class A Office

Seller

The Moinian Group

Buyer

Affiliate of the Carlos Slim
Organization.



This prestigious 11-story Class A Office building is prominently located on Fifth Avenue in Midtown Manhattan. The building was delivered approximately 96 percent leased with the potential to raise many lease amounts to market rates.

CARMINE STREET NEW YORK, NEW YORK

Address

80 Carmine Street
New York, New York

Sales Price

\$7,600,000

Building Size

8,000 SF

Building Use

Retail Condo

Seller

Private Investor

Buyer

Al Rose Group



This building is a one story vacant retail building with approximately 8,000 sf with approved plans to build an additional 1,200-1,500 sf with 12 foot ceilings. The retail outlet is located on a busy intersection with over 135 feet of frontage on Varick and Carmine Streets. With this prime location and square footage available, this property has become an excellent investment for the owner.

FIRST AVENUE NEW YORK, NEW YORK

Address

1711-1713 First Ave., & 354 E 89th St.
New York, New York

Sales Price

\$14,450,000

Building Size

22,570 SF + 36,060 SF Air Rights

Building Use

Multi-Use

Seller

Private Investor

Buyer

Private Investor



Two contiguous 5- story walkup mixed-use buildings and one 5-story walkup attached at the rear entrance on 89th Street. The two two buildings on 1st Avenue are available for development and can be +/- 58,600 sf buildable. The Avenue buildings may be bought separately from the 89th street building.

WEST 37TH STREET NEW YORK, NEW YORK

Address

1 West 37th Street
New York, New York

Sales Price

\$25,500,000

Building Size

60,000 SF

Building Use

Commercial

Seller

Dweck Family

Buyer

International Investor



This eleven-story office building located on the corner of Fifth Avenue in Midtown Manhattan was delivered vacant at closing, offering the purchaser to lease the property at market rates.

WEST 84TH STREET NEW YORK, NEW YORK

Address

150 West 84th Street
New York, New York

Sales Price

\$7,125,000

Building Size

13,260 SF

Building Use

Multi-Family

Seller

Private Investor

Buyer

Silverstone Property Group



This five-story walk-up residential building on the Upper West Side of Manhattan consists of 20 apartments. The property was delivered with units leased at below-market rents offering significant upside.

EAST 16TH STREET NEW YORK, NEW YORK

Address

9 East 16th Street
New York, New York

Sales Price

\$19,000,000

Building Size

30,680 SF

Building Use

Condo Conversion

Seller

Private Investor

Buyer

Private Investor



This seven-story mixed use loft building contains retail space on the first floor and fifteen residential units on the upper floors. Its prime location within the retail hub of Union Square presented an exceptional opportunity to the buyer to add value as a condo conversion.

TENTH AVENUE NEW YORK, NEW YORK

Address

800 Tenth Avenue
New York, New York

Sales Price

\$11,300,000

Building Size

14,274 SF

Building Use

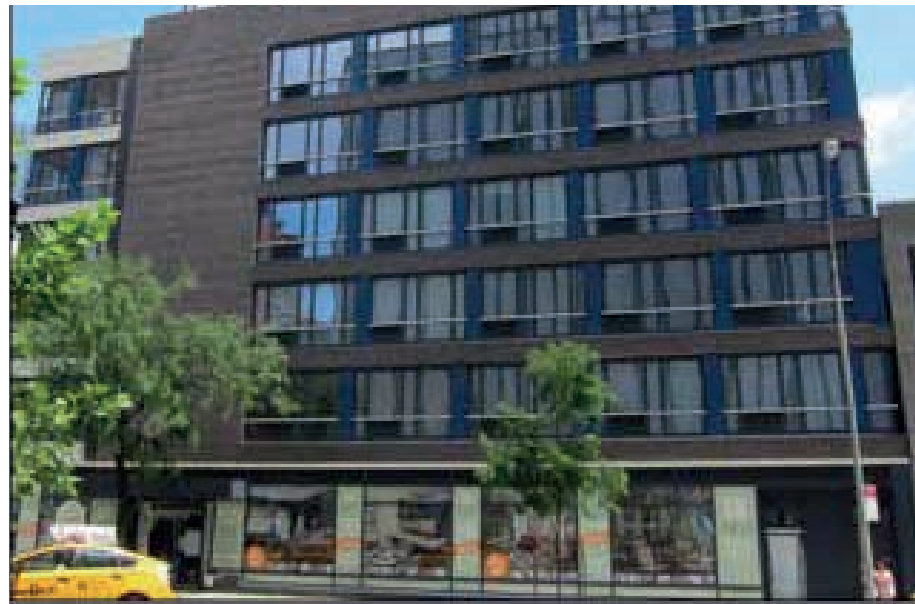
Retail Condo

Seller

Alchemy Properties

Buyer

Alchemy Properties/Jamestown



This retail condominium was acquired with a lease in place at the base of a residential building in the Midtown West area of Manhattan.

East 59th Street NEW YORK, NEW YORK

Address

111 East 59th Street
New York, NY

Sale Price

\$170,000,000

Building Size

187,636 SF

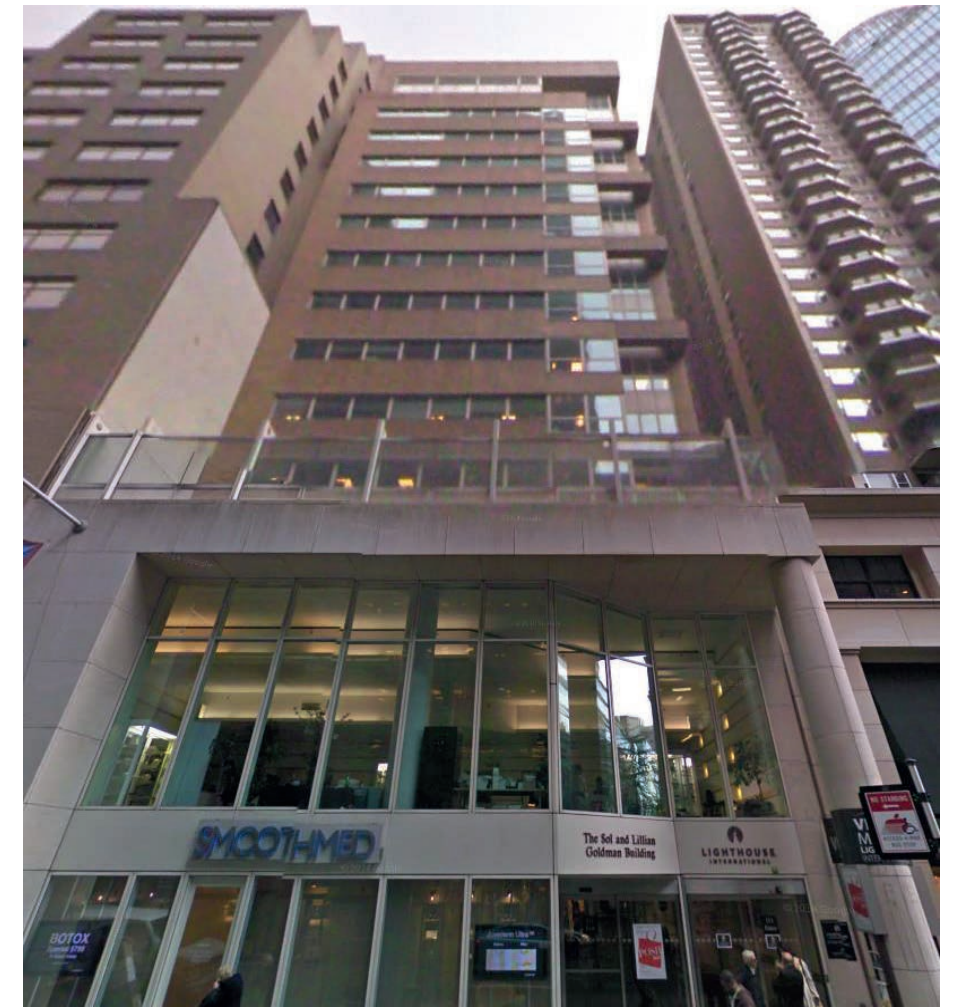
Building Use

Seller

Light House Guild

Buyer

Empire Capital Holdings



The 15-story office building at 111 East 59th Street is a block-through property and has retail frontage on East 60th Street between Park and Lexington Avenues as well.

KENT AVENUE BROOKLYN, NEW YORK

Address

Kent Avenue,
Brooklyn, New York

Sale Price

\$165,000,000

Building Size

623,000 SF

Building Use

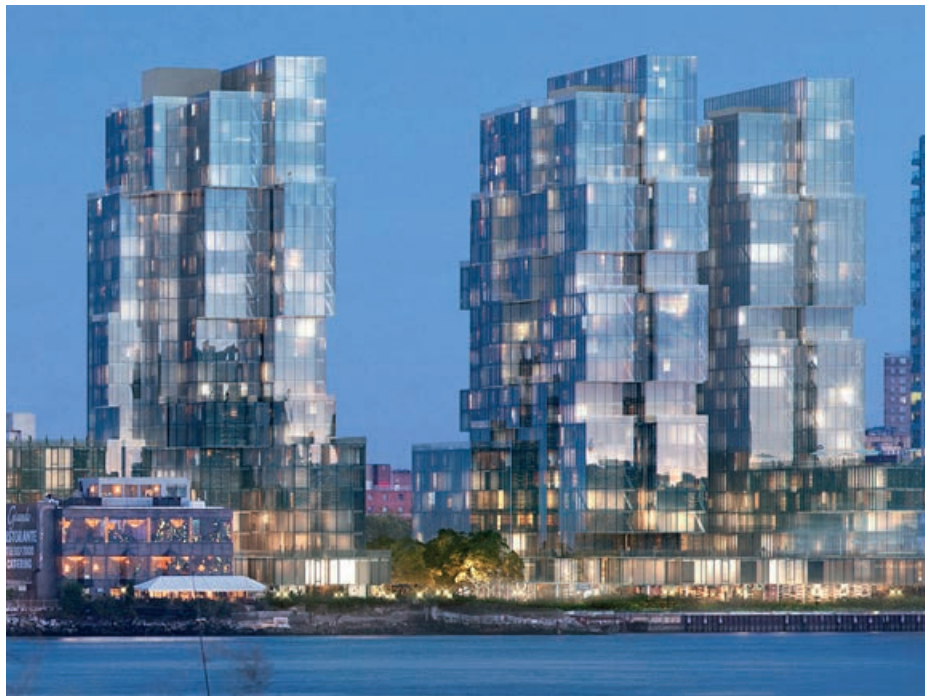
Development Site

Seller

Undisclosed Owner

Buyer

Spitzer Organization



This assemblage is located along Kent Avenue by South 8th Street and Broadway in Williamsburg. The 6 properties have a combined total of over 623,000 waterfront square feet available for luxury development.

DEKALB AVENUE BROOKLYN, NEW YORK

Address

1209 Dekalb Avenue
Brooklyn, New York

Sale Price

\$58,000,000

Building Size

101,957 SF

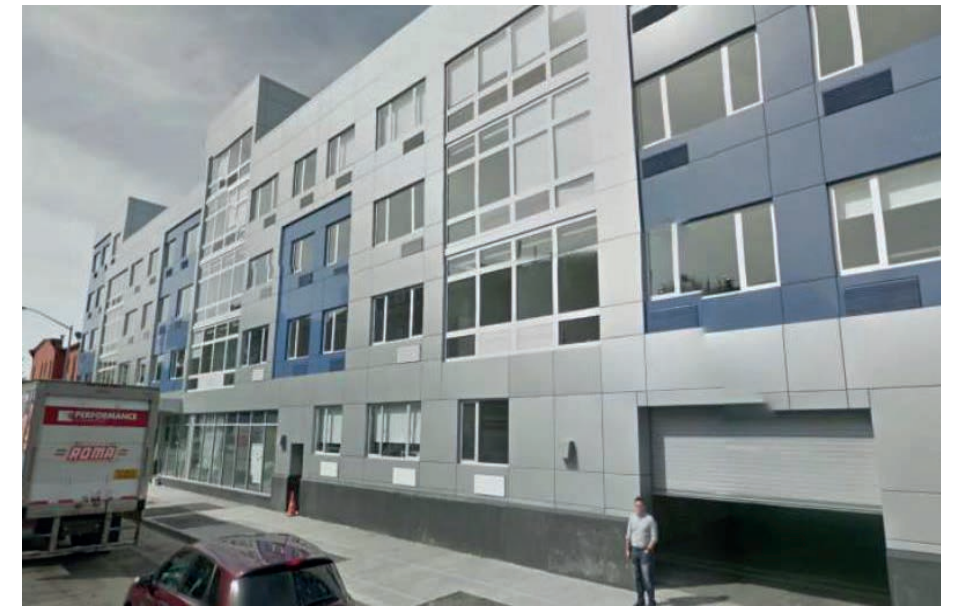
Building Use

Seller

Undisclosed Owner

Buyer

Spruce Capital Partners



1209 DeKalb Avenue, also known as "Colony 1209", a newly developed lifestyle rental building, located in bohemian Bushwick, surrounded by Williamsburg to the northwest, Bedford Stuyvesant to the southwest and Ridgewood to the northeast.

BROOME STREET NEW YORK, NEW YORK

Address

476-478 Broome St. 62 Wooster St.
New York, New York

Sale Price

Building Size

43,706 SF

Building Use

Seller

Undisclosed Owner

Buyer

Undisclosed Investor



This six-story loft style building is located in the Soho neighborhood of Manhattan. It has very high ceilings and will be delivered vacant. The building is "L" shaped and has additional frontage on Wooster Street.





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